

**11/245 Cambridge Street, Wembley, WA 6014**

**vivian's**

**Sold Apartment**

Friday, 1 September 2023

11/245 Cambridge Street, Wembley, WA 6014

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 38 m2**

**Type: Apartment**



Gill Vivian

0415853926

**\$200,000**

**\*\*HOME OPEN - Visitor Parking on Hallifax Lane or across Cambridge St at BWS\*\***A complex renowned for its "gateway" location to the city and the beach, this leased investment is a must on the shopping list! Also, a location that offers you walkability to shops, trendy cafés, hotels and parks without a need to take your car. Also at your doorstep is regular public transport. Inspection will impress you. Offering an open plan living/kitchen that flows onto your own private balcony. This unit is great for anyone looking to break into the sought-after suburb of Wembley. The strata complex is well maintained and has gated security. **\*\*please be advised this property is tenanted at \$280.00 per week until the 25th of August 2023\*\***The Location: • 510m approx. to Shops • 1km approx. to Subiaco CBD • 1.1km approx. to Lake Monger • 3.8km approx. to Perth CBD • 6.3km approx. to Coastline Contact Gill Vivian 0415 853 926 or Trent Vivian 0432 392 387 to arrange an inspection today. Please note that while every best effort is made to ensure rates are correct at time of listing, they are provided for reference only and may be subject to change. Chattels depicted or described are not included in the sale unless specified in the Offer and Acceptance. Water Rates: \$875.58 per annum approx. Council Rates: \$1,241.75 per annum approx. Strata Rates (Admin): \$503.30 per quarter approx. Strata Rates (Reserve): \$79.62 per quarter approx.